

# ANNUAL REVIEW OF THE POINTS SCHEME

2011/12

At 31 March 2012 there were 6178 applicants on the housing register, comprising 1192 transfers and 4986 general needs applicants.

A rolling re-registration review programme of all applicants commenced in July 2010. This means that the total register figures reflect a current and up to date assessment of need. Around 100 renewal / re-registration notices are sent to applicants each week.

The number of applicants is broken down by bands as follows:

**Table 1 – Applicants on the housing register by Band**

Band	Breakdown of all Current Applicants	Breakdown at 31.3.11	Breakdown at 31.3.10
Band 1 – Critical	81 (1%)	1%	1%
Band 2 – 50+ points	46 (1%)	1%	2%
Band 3 – 30 or 40 points	1219 (18%)	19%	18%
Band 4 – 10 or 20 points	4332 (70%)	70%	70%
Band 5 – 0 points	500 (8%)	9%	9%

The total number of offers accepted for 2011/12 is 626 compared to 749 in 2010/11, this is a drop of 16%.

Table 2 below sets out how lettings are being made across the bands:

**Table 2 – Percentage of Lettings according to applicant bands (all lettings since April 2010)**

Band	All Lettings 2011/12	10/11 comparison
Band 1	70 (11%)	86 (11%)
Band 2	46 (7%)	78 (10%)
Band 3	416 (66%)	458 (61%)
Band 4	94 (15%)	127 (17%)
Band 5	0	0

The proportion of lets to transfers is 28% which is marginally lower (1% less) than the review period 2010/11.

## 1. EVALUATION – Does the Allocation Scheme deliver strategic priorities?

Conclusion	Evidence Base – 2011/12 Review	Review as at 31 March 2012
<p>The system prevents applicants points chasing. In turn this will provide more static positions on the housing register (as band positions are determined in date order and not subject to fluctuation on a daily basis)</p>	<p>If points chasing had occurred, more applicants would be placed in higher bands than at the start of the year.</p>	<p>Patterns of need (as defined by the proportions of applicants within each band) have remained consistent since the scheme was introduced—see Table 1. This pattern provides a useful template for gauging relative proportions of need between different areas / client groups</p>
<p>The system should offer (or be perceived as offering) greater fairness</p>	<p>Almost one quarter of all lettings are being made to applicants in the highest bands.</p> <p>Thereafter, the proportion of lettings being made to applicants in Bands 3 and 4 is roughly proportionate to the numbers of applicants in these bands on the housing register</p>	<p>Conclusions remain constant.</p>
<p>The system should ensure assistance is available for those in greatest need.</p>	<p>Applicants in the highest bands have to wait the least amount of time.</p> <p>Applicants within the critical rehousing bands have, on average, been offered accommodation within 2 months of being on the housing register (within the policy, applicants placed within a critical housing band are given overriding priority for a period of 3 calendar months. This therefore appears to be a proportionate amount of priority to award such cases)</p>	<p>Conclusions remain constant</p>
<p>More priority should be given to transfers in order to ensure best use is being made of the existing housing stock.</p>	<p>The rate of transfers now being achieved is almost double the rate of transfers made under the old points system.</p>	<p>Conclusions remain constant</p>
<p>The allocations scheme should aim to achieve more sustainable communities</p>	<p>Although those in greatest need are able to be offered accommodation quickly, the bulk of allocations are still able to be made to applicants within lower bands with differing ranges/ types of housing needs.</p>	<p>Conclusions remain constant</p>
<p>The housing register should deal only with those cases in some form of housing need</p>	<p>Only <b>27%</b> of current applicants currently have no housing need (0 points)</p>	<p>Conclusions remain constant</p>

## 2. CHOICE BASED LETTINGS

- A total of 814 adverts have been placed on the system
- Of these, 78% (638) have been vacancies with Sovereign Kingfisher and Sentinel
- Adverts have been placed for the following property types (N.B. an additional 123 sheltered / extra care adverts have been made – these properties are displayed for information / awareness only and allocated direct):

**Table 4 – Properties advertised on CBL (by type)**

HOUSES		FLATS / MAISONETTES		BUNGALOWS		TOTAL
-	-	STUDIO	31	STUDIO	6	37
1 BED	4	1 BED	155	1 BED	48	203
2 BED	104	2 BED	162	2 BED	32	194
3 BED	126	3 BED	3	3 BED	1	4
4 BED	17					
5 BED	1					
<b>TOTAL</b>	<b>252</b>					<b>438</b>

- The highest number of bids received for one property was 423, for a three bed roomed house in Chineham.
- A comparison of applicant, bids and lets by band is broken down as follows:

**Table 5 – Applicants / Bids / Lets by Band**

	% of Applicants on housing register (Table 1) by Band	% of bids being placed by Band	% Lets (Table 2) by Band
BAND 1	1%	1%	11%
BAND 2	1%	2%	7%
BAND 3	19%	32%	66%
BAND 4	70%	63%	15%
BAND 5	8%	2%	0

- The majority of bids are placed through the CBL website (alternatives include text, automated phone line and assisted bids by housing officers)
- 2,731 applicants have never logged onto the CBL website. This figure represents 44% of all applicants on the register, but should be considered in the following context :
  - the number of “non log-ons” includes applicants for sheltered and extra care housing, as well as those vulnerable tenants for whom bids are made on their behalf.

- Over 85% of applicants who do not log on are in Bands 4 and 5, and therefore stand little realistic chance of bidding successfully (particularly for more popular vacancies).
- The remaining 11% who are in the highest Bands (1 and 2 ) tend to be transfers or aged over 55.